167.0	0002	0021.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	4,363,500 /	4,363,500
					USE VALUE:	4,363,500 /	4,363,500
					ASSESSED:	4,363,500 /	4,363,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARK AVE HEALTH CENTER
Owner 2:	C/O MIDLAND STATES BANK
Owner 3:	
Street 1:	5991 SOUTH HWY 94
Street 2:	MULTI-FAMILY LOAN SERVICING
Twn/City:	WELDON SPRING
St/Prov:	MO Cntry: Own Occ: N
Postal:	63304 Type:

PREVIOUS OWNER

Owner 1:	PARK AVE NURSING CONVALESCE -
Owner 2:	& RETIREMENT HOME INC -
Street 1:	146 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 1.061 Sq. Ft. of land mainly classified as Nursing Home with a Nursing Home Building built about 1972, having primarily Brick Exterior and 27402 Square Feet, with 88 Units, 7 Baths, 0 3/4 Bath, 51 HalfBaths, 88 Rooms, and 88 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
304	46206.000	2,913,100	18,000	1,432,400	4,363,500
Total Card	1.061	2,913,100	18,000	1,432,400	4,363,500
Total Parcel	1.061	2,913,100	18,000	1,432,400	4,363,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 159.24 | /Parcel: 159.24

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 110481

GIS Ref

GIS Ref

Insp Date 06/27/18

!12916!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	304	FV	2,913,100	18000	46,206.	1,432,400	4,363,500		Year end	12/23/2021
2021	304	FV	2,913,100	18000	46,206.	1,409,300	4,340,400		Year End Roll	12/10/2020
2020	304	FV	2,913,000	18000	46,206.	1,386,200	4,317,200	4,317,200	Year End Roll	12/18/2019
2019	304	FV	2,782,600	18800	46,206.	1,293,800	4,095,200	4,095,200	Year End Roll	1/3/2019
2018	304	FV	2,782,600	18800	46,206.	1,155,200	3,956,600	3,956,600	Year End Roll	12/20/2017
2017	304	FV	2,782,600	18800	46,206.	1,016,500	3,817,900	3,817,900	Year End Roll	1/3/2017
2016	304	FV	2,782,600	18800	46,206.	762,400	3,563,800	3,563,800	Year End	1/4/2016
2015	304	FV	2,543,500	19400	46,206.	693,100	3,256,000	3,256,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:47:56

LAST REV

Date	Time
05/11/21	08:38:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12916

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARK AVE NURSIN	63700-342		6/3/2014	Intra-Corp	5,700,000	No	No		
	12043-648		7/28/1971		82,009	No	No		N

USER DEFINED

Prior Id # 1:	110481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2017	776	Manual	144,886	C				
7/25/2016	1025	New Wind	73,870		7/25/2016			Replace windows.
4/7/2016	403	Heat App	8,564					replace existing r
3/31/2015	263	Manual						Replace existing m
12/19/2007	1144	Sign	3,100	C				
1/18/2005	29	Re-Roof	64,500	C				
3/20/2001	158	Alterati	600	C				REMOVE NON-BEARING
5/16/2000	370	Alterati	800	C				WALL AND DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2021	I & E Return	MM	Mary M
6/4/2019	I & E Return	JO	Jenny O
6/27/2018	Meas/Inspect	HS	Hanne S
2/1/2018	Mail Update	EMK	Ellen K
7/11/2016	I & E Return	EMK	Ellen K
7/11/2016	SQ Returned	EMK	Ellen K
3/20/2009	Meas/Inspect	197	PATRIOT
6/12/2000	Meas/Inspect	263	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
304	Nursing Home		46206		Sq. Ft.	Site		0	31.	1.00	CA									1,432,386						1,432,400	

Total AC/HA:	1.06074	Total SF/SM:	46206	Parcel LUC:	304	Nursing Home	Prime NB Desc	COMM AVG	Total:	1,432,386	Spl Credit		Total:	1,432,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	54 - Nursing Home		
Sty Ht:	2 - 2 Story		
(Liv) Units:	88	Total:	88
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	60
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath	7	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	51	Rating:	Average
A HBth:		Rating:	
OthrFix:	10	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	0.84103405
Const Adj.:	1.02027869
Adj $ / SQ:	77.228
Other Features:	208630
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	3808815
Depreciation:	933160
Depreciated Total:	2875656

COMMENTS

BLDGS SUPER EST47 RES ROOMS 80 BEDS/ 5 SINKS/ 3 SHOWER STALLS/ 2 TUB / 1 COMMERCIAL STLE KITCHEN; PARK AVENUE NURSING AND REHAB CENTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	88

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	88	BRs:	88	Baths:	7	HB	51

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
88	1	1	M

Totals		
88	88	88

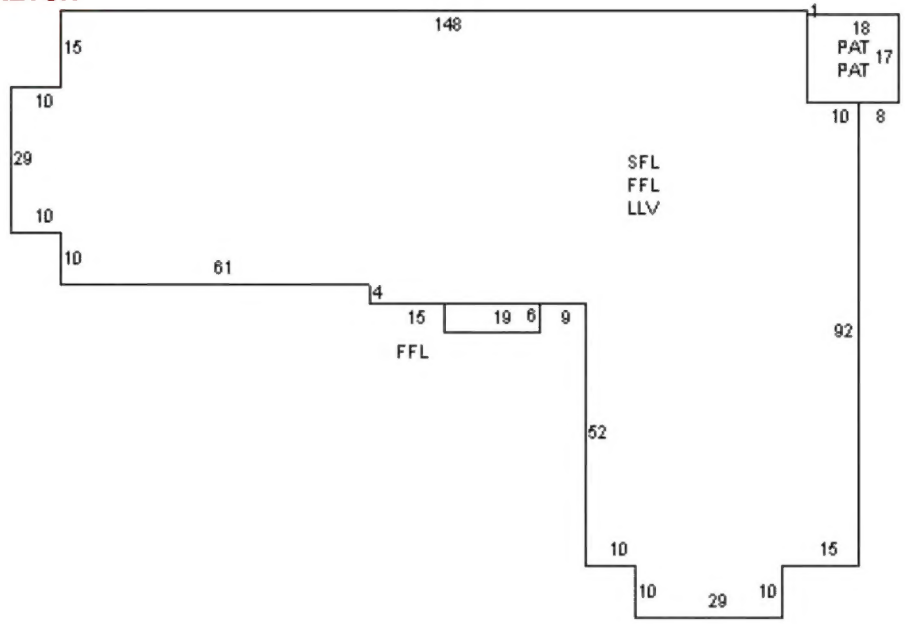
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	112.75
Special Features:	37400	Val/Su Net:	78.50
Final Total:	2913100	Val/Su SzAd	119.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	12,242	77.230	945,425
LLV	Lower Level	12,128	42.570	516,313
SFL	Second Floor	12,128	77.230	936,621
PAT	Patio	612	2.920	1,788

Net Sketched Area:	37,110	Total:	2,400,147
Size Ad	24370	Gross Area	37110	FinArea	27402
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	A	Y	2	1	A	AV	1972	500.00	T	37.6	304			600			600
81	Cooler	A	Y	1	6X8	A	AV	1972	80.00	T	37.6	304			2,400			2,400
82	Freezer	A	Y	1	6X8	A	AV	1972	76.25	T	37.6	304			2,300			2,300
85	Paving	D	Y	1	7500	A	AV	1984	2.17	T	28	304			11,700			11,700
83	Sign	D	Y	1	20	A	AV	2007	53.13	T	9.6	304			1,000			1,000
61	Elev-Pas	M	S	1	4	A	AV	1972	15,000.00	T	37.6	304			37,400			37,400

More:	N	Total Yard Items:	18,000	Total Special Featues:	37,400	Total:	55,400